



DeKalb County Department of Planning & Sustainability

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Planning Commission Hearing Date: September 12, 2024

Board of Commissioners Hearing Date: September 26, 2024

TEXT AMENDMENT ANALYSIS

AGENDA NO.:
N5-2024-0901

ZONING CASE NO.:
TA-24-1247130

COMMISSION DISTRICTS:
ALL

APPLICANT: Department of Planning & Sustainability

SECTIONS OF ZONING ORDINANCE AFFECTED BY AMENDMENTS: Supplemental section of Section 27-4.2.63 – Special Event Facilities.

REASON FOR REQUEST:

The proposed text amendment seeks to provide appropriate supplemental regulations for *Special Events Facilities* in various zoning districts to promote economic development, ensure efficient land use, and meet community needs. There is a need for supplemental regulations to better define *Special Events Facilities* and clarify how these businesses are different from a late-night establishment, nightclub, restaurant, or lounge. This text amendment proposes regulations, including compliance with the DeKalb County Noise Ordinance to maintain a peaceful environment and minimize adverse impacts of adjacent and surrounding residents and businesses.

The ordinance (see attached) stipulates that a *Special Event Facility* shall not be operated as a restaurant, lounge, bar or late-night establishment, or a nightclub. Uses must pertain to a gathering place for personal social engagements or activities, where people assemble on special occasions for parties, weddings, wedding receptions, reunions, birthday celebrations, other business purposes, or similar such uses for profit, in which food and beverages may be served to guests. Additionally, these requirements were chosen based upon regulating special events that will not be advertised on social media, are not open to the public, and shall be closed by 12:30 AM to prevent a *Special Events Facility* from operating as a “late night establishment or nightclub”. The ordinance further states that any *Special Event Facility* desiring to stay open beyond 12:30 AM will be required to obtain a Special Land Use Permit (SLUP) to allow for the consideration of noise, safety, and community impacts. Also, the Special Event Facility shall not be licensed to sell alcohol. The event will need a temporary alcohol license. Sound at the Special Event Facility must comply with Chapter 16 of the DeKalb County Noise Ordinance. All servers hired to participate in the event, such as bartenders and caterers, must be properly licensed. All caterers must obtain the necessary permits from the State of Georgia as well as from their County of origin to provide food and beverage at the event.

By setting clear definitions, supplemental regulations, and operational standards, the amendment aims to promote safe and responsible uses of *Special Event Facilities*. These regulations will help preserve and promote economic

development in a controlled and sustainable manner. Planning staff recommends approval of this text amendment but is open to feedback and considerations should this be deferred.

STAFF RECOMMENDATION: APPROVAL